



**Town of Arlington  
Office of the Town Manager**

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October 15, 2018

Dear Town Meeting Members,

I would like to invite you to an informational session regarding the Arlington High School Building Project and a tour of the existing building on Monday, November 5<sup>th</sup> at 7pm at Arlington High School.

As most of you are likely aware, the Arlington High School Building Committee (AHSBC) has been working for over a year on advancing this process to where it currently stands. We seek to engage as many voices as possible through community forums, our website and other public events. The AHSBC is now reaching a point where critical decisions are soon to be made, and to be sure that we are respecting Town Meeting's vital role in the process, we have created this event with the following goals in mind:

- Formally invite all of you to join the project process and discussion.
- Provide all of you with an update on the process to date.
- Discuss current cost estimates and cost contributors and address misconceptions.
- Answer questions that you may have.
- Ask your opinion on what else we should be doing to engage the community.
- Ask you what resources and information you need to answer questions in your precincts.

By engaging with you and with other stakeholders over the course of the next several months, we hope to design a project that will meet the approval of Town Meeting and the voters, and enable the creation of a 21<sup>st</sup> century high school that will serve generations to come.

Enclosed is an overview of the project. For more information, please visit [www.ahsbuilding.org](http://www.ahsbuilding.org) to access documents and other information regarding the project. Alternatively, feel free to reach out to me or other members of the AHSBC to ask any questions or express any concerns that you may have. If you are unable to attend this event, the AHSBC will be hosting tours of the facility this winter.

Thank you and I look forward to seeing you on November 5<sup>th</sup>.

Best,

A handwritten signature in blue ink that reads "Adam Chapdelaine".

Adam Chapdelaine



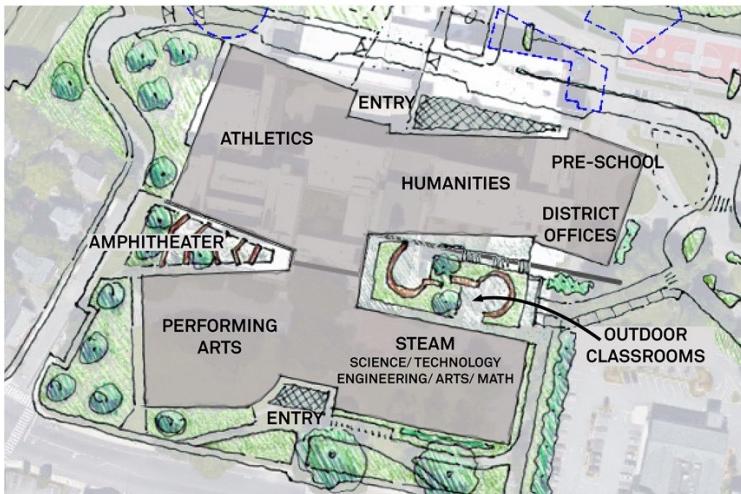
## Building a High School for Arlington's Future

# Arlington High School Building Project

Despite the school's consistently high ratings, Arlington needs a new high school because of increasing enrollment and an outdated facility that does not meet today's educational needs. The Town was invited to work with the Massachusetts School Building Authority (MSBA) to improve the facility. The project is now in the Schematic Design phase where detailed designs and cost estimates will be developed.

### At a Glance:

- In June, the AHS Building Committee selected an all new construction design concept.
- The design is still taking shape and will be further refined from Sept. 2018 - April 2019.
- Fall/Winter community forums will update community and solicit design feedback.
- Preliminary construction timing estimate: Spring 2020 - Winter 2024 (partial occupancy in 2022).
- Very preliminary cost estimate: \$308M. *Note: Estimate includes \$70M for Town/School offices and other non-AHS specific programs and services that are currently housed in the facility.*
- The project is contingent upon local funding. A debt exclusion vote is anticipated for June 2019.



### Community Forums

Attend a forum to receive updates ask questions and give your feedback.

October 24  
7-9pm, Thompson School

November 27  
7-9pm, Town Hall

Jan/Feb TBD

### Preferred Design Concept

The design concept was chosen based on a variety of factors including educational needs, layout, sustainability, construction timeline, cost and disruption for students. *Note: drawings are not final designs.* The concept:

- Preserves part of the front green, retaining an open green space for students and community.
- Features an organized layout with a central "Main Street" axis.
- Offers four wings 1) Science, Technology, Engineering, Arts and Mathematics (STEAM) 2) performing arts 3) humanities and 4) gymnasium.
- Includes publicly accessible community resources (auditorium, gymnasium).
- Provides distinct rear entrances to preschool and district administration offices.
- Incorporates outdoor learning spaces for performances, classes, lunch, social gatherings.

- Increases space in rear for parking, circulation, and connections to playing fields.
- Provides opportunities for potential reuse of historic elements.
- Building new front wings first allows quicker, phased occupation of new building.

### **Why not just renovate, or build on another site?**

In March, the Building Committee determined that renovating the existing AHS facility is not adequate. A completely renovated building would not accommodate enrollment growth nor provide space for all programs at AHS. It also would not support current educational needs. Other sites were also examined at that time and none were found suitable. MSBA prefers 25+ acre sites; the largest other parcel in town is 16.1 acres.

### **Why was this concept chosen as the Preferred Design Concept?**

- Strongly supports the educational program offered and the project's guiding principles.
- A new facility offers lower cost and escalation risks and better suits long term needs.
- Provides optimal and direct community access to the Performing Arts wing.
- Retains a front green for community space, increases green space elsewhere.
- Offers optimal sustainability and highest potential to achieve net-zero energy goal.
- Shortens construction time by constructing on part of the front green.
- Provides swing space on front green to minimize disruption during construction and potentially reducing the need for any modular classrooms.

### **Cost Factors**

There are many cost factors that contribute to the overall preliminary estimated cost for the project. AHS currently houses programs, services and resources that are not included in MSBA's basic high school template. The following programs and services not related to the core AHS program, represent approximately \$70M of the project:

- Town and School offices (district administration, IT, facilities, Payroll, Comptroller)
- Arlington Community Education
- LABBB Collaborative Special Education program
- Menotomy Preschool (state-mandated inclusion program)
- Sustainability features to meet the project's net-zero goals
- Foundation preparation and mitigation of site contamination due to site complexities

### **What's next?**

- Winter 2019: Development of detailed Schematic Design showing all features and spaces of the building
- ~February 2019: Detailed cost estimates will be provided, trade-off decisions made
- ~April 2019: MSBA review of Schematic Design and determination of MSBA's reimbursement amount
- ~June 2019: Assuming MSBA approval of Schematic Design, the Town will have 120 days to secure funding & local approvals. A June debt exclusion vote is anticipated.

### **AHS Building Committee members**

The AHS Building Committee represent educators, architects, life-long residents, sustainability professionals, parents, Town Meeting members, and more: Jeff Thielman, Dr. Kathleen Bodie, Adam Chapdelaine, Kirsi Allison-Ampe, Francis Callahan, John Cole, John Danizio, Tobey Jackson, Matthew Janger, Ryan Katofsky, Kate Loosian, Bill McCarthy, Steve Nesterak, Judson Pierce, Sandy Pooler, Brian Rehrig, Dan Ruiz, Amy Speare

### **For more information:**

Website (blog, sign-up for e-bulletins): [www.ahsbuilding.org](http://www.ahsbuilding.org)

Facebook: <https://www.facebook.com/ahsbuilding>